



# Rapid City Planning Commission

## Rezoning Project Report

July 21, 2016

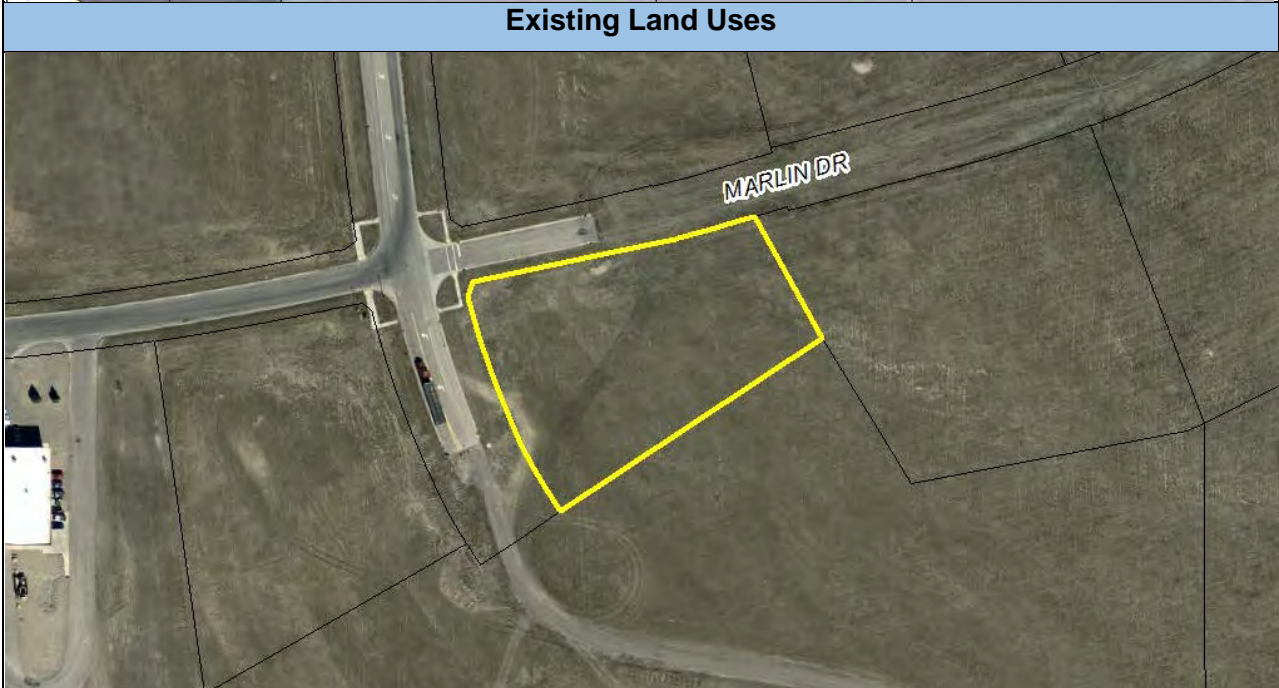
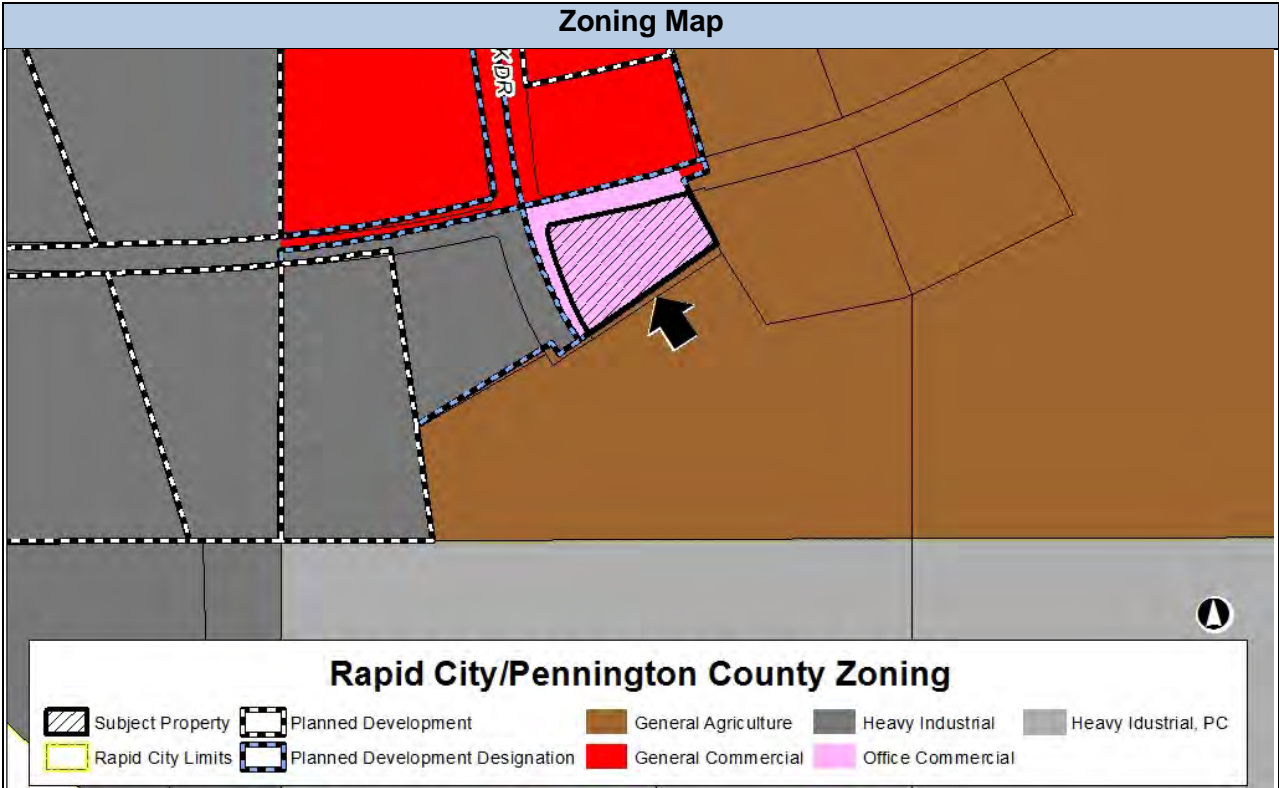
<b>Item #3</b>
<b>Applicant Request(s)</b>
Case # 16RZ022 – Rezoning from Office Commercial District to Light Industrial District
Companion Case(s): 16RZ023-Rezoning from General Agriculture District to General Commercial District 16RZ024-Rezoning from General Agriculture District to Light Industrial District 16RZ025-Rezoning from General Agriculture District to General Commercial District 16RZ026-Rezoning from General Agriculture District to Office Commercial District

<b>Development Review Team Recommendation(s)</b>
The Development Review Team recommends approval.

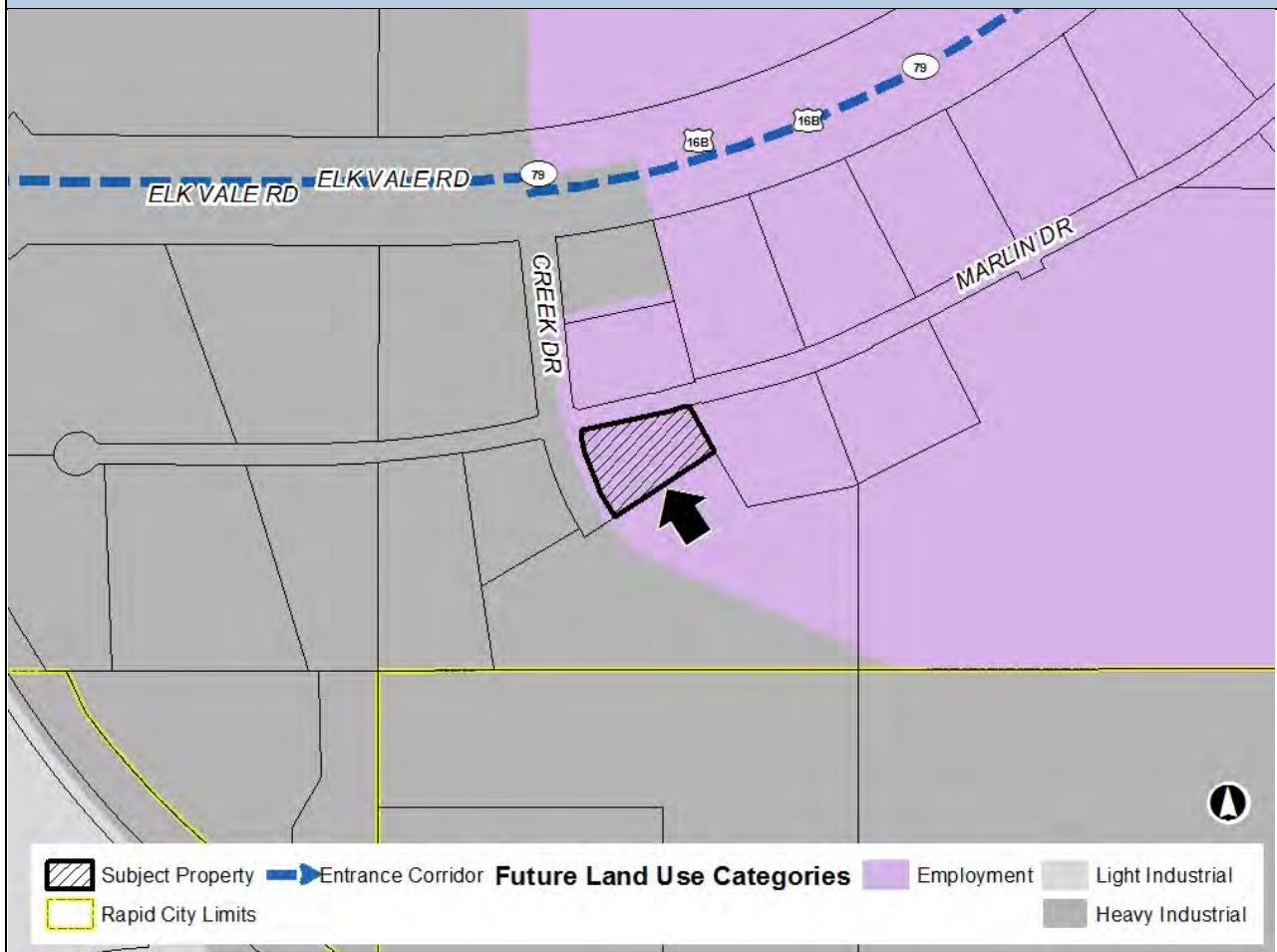
<b>Project Summary Brief</b>	
<p>The applicant has submitted a Rezoning request to change the zoning designation from Office District to Light Industrial District for an existing platted lot, 1.4 acres in size. This application is a companion item to four additional Rezoning requests within this area to create a mix of commercial, employment and light industrial uses. The property is a part of the Marlin Industrial Park subdivision located south of Elk Vale Road. Currently, the property is void of any structural development.</p> <p>The property is located within a Planned Development Designation. Prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval.</p>	
<b>Applicant Information</b>	<b>Development Review Team Contacts</b>
Applicant: ZCO Incorporated	Planner: Vicki L. Fisher
Property Owner: ZCO Incorporated	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc.	School District: N/A
Surveyor: KTM Design Solutions, Inc.	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett

<b>Subject Property Information</b>	
Address/Location	Southeast corner of the intersection of Creek Drive and Marlin Drive
Neighborhood	Southeast Connector Neighborhood
Subdivision	Marlin Industrial Park
Land Area	1.4 acres / 60,984 square feet
Existing Buildings	Void of structural development
Topography	Relatively flat
Access	Marlin Drive and/or Creek Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power / MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations			
	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	OC with a PDD	Employment	Void of structural development
Adjacent North	GC with a PDD	Employment	Void of structural development
Adjacent South	GAD	Employment	Void of structural development
Adjacent East	GAD	Employment	Void of structural development
Adjacent West	HI	HI	Void of structural development



### Comprehensive Plan Future Land Use



### Parks or Transportation Plan










<b>Relevant Case History</b>			
<b>Case/File#</b>	<b>Date</b>	<b>Request</b>	<b>Action</b>
N/A			
<b>Relevant Zoning District Regulations</b>			
<b>Light Industrial District</b>	<b>Required</b>	<b>Proposed</b>	
Lot Area	20,000 square feet	Approximately 60,984 square feet	
Lot Frontage / Lot Width	N/A	Approximately 300 feet	
Maximum Building Heights	4 stories, 45 feet	N/A	
Maximum Density	75%	N/A	
Minimum Building Setback:			
• Front	25 feet	N/A	
• Rear	25 feet	N/A	
• Side	25 feet	N/A	
• Street Side	25 feet	N/A	
Minimum Landscape Requirements:			
• # of landscape points	N/A	N/A	
• # of landscape islands	N/A	N/A	
Minimum Parking Requirements:			
• # of parking spaces	N/A	N/A	
• # of ADA spaces	N/A	N/A	
Signage	Pursuant to RCMC	None proposed	
Fencing	Pursuant to RCMC	None proposed	



<b>Planning Commission Criteria and Findings for Approval or Denial</b>	
<b>Pursuant to Section 17.54.040.D of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for a request to Rezone:</b>	
<b>Criteria</b>	<b>Findings</b>
1. The proposed amendments shall be necessary because of substantially changed or changing conditions of the area and districts affected, or in the city generally.	The property was platted in 2008. In 2013, City water and sewer were extended along Marlin Drive. More recently, Marlin Drive has been paved. With the completion of the infrastructure improvements, the conditions of the area have changed supporting development.
2. The proposed amendments shall be consistent with the intent and purposes of this title.	The Future Land Use Designation of the property is Employment. While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting uses allowed within the Light Industrial District. In addition, the Future Land Use Plan identifies Heavy Industrial uses north and west of the property. Rezoning the property to Light Industrial District will create a transitional area between these future heavy industrial uses and the anticipated commercial uses east and south of the property. Based on these reasons, the requested Rezoning is in compliance with the adopted Comprehensive Plan.
3. The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse	A Planned Development Designation is currently approved for the property. Prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval. The Planned Development will serve as a

effects result from the amendment.	tool to ensure that any future use is designed to minimize any direct or indirect adverse affects.
4. The proposed amendments shall be consistent with and not in conflict with the development plan of Rapid City including any of its elements, major road plan, land use plan, community facilities plan and others.	Marlin Drive and Creek Drive are identified as a collector street and a minor arterial street, respectively, on the City's Major Street Plan. As a part of platting the property, the streets have been constructed in compliance with the Infrastructure Design Criteria Manual. In addition, water and sewer have been extended in compliance with the City's Utility Plan. Any future development of the property must address drainage to ensure that it is designed in compliance with the City's Drainage Plan. Rezoning the property as proposed does not conflict with the development plan(s) of Rapid City.

**Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial**  
**In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:**

**Comprehensive Plan Conformance – Core Values Chapters**

	<b>A Balanced Pattern of Growth</b>
BPG-3.1A	<u>Balanced Uses</u> : The proposed rezoning request, along with the companion rezoning applications, will support a balanced mix of commercial, employment and industrial uses for this area.
BPG-1.1A	<u>Compact Growth</u> : Rezoning the property as proposed will encourage compact growth and infill development within the established city limits. This discourages outward leapfrog development and limits the extension of newly developed urban services beyond the City's Urban Services Boundary.
	<b>A Vibrant, Livable Community</b>
LC-1.3B	<u>Entrance Corridor Coordination</u> : Elk Vale Road is identified as an entrance corridor providing access from Interstate 90 to the northeast area of the City. Rezoning the property as requested will allow for light industrial use(s) to serve the surrounding community making this area along Elk Vale Road a more vibrant livable part of our community.
	<b>A Safe, Healthy, Inclusive, and Skilled Community</b>
SHIS-3.3C	<u>Nearby Housing</u> : Two established residential developments known as Elks Crossing and Elks Country Estates are located within close proximity to this property. The proposed rezoning request, along with the companion rezoning applications, will provide commercial, light industrial and employment services enhancing the convenience of these types of services to the neighboring residential development(s).
	<b>Efficient Transportation and Infrastructure Systems</b>
TI-2.1A	<u>Major Street Plan Integration</u> : The adjacent streets have been constructed in compliance with the Infrastructure Design Criteria Manual and pursuant to the Major Street Plan. This ensures that an efficient roadway network is in place to support the transportation needs of the area as it continues to develop.
	<b>Economic Stability and Growth</b>

EC-3.1A	<u>Employment Areas:</u> Rezoning the property as proposed will encourage employment growth for this area of the community.
	<b>Outstanding Recreational and Cultural Opportunities</b>
	N/A
	<b>Responsive, Accessible, and Effective Governance</b>
GOV-2.1A	The proposed Rezoning request requires that public notice be advertized in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Rezoning is before the Planning Commission and will go before the City Council for review and approval. The public has an opportunity to provide input at these meetings.

<b>Comprehensive Plan Conformance – Growth and Reinvestment Chapter</b>	
<b>Future Land Use Plan Designation(s):</b>	Employment.
<b>Design Standards:</b>	
Chapter 10, page 104	While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting uses allowed within the Light Industrial District. A Planned Development Designation is currently approved for the property. Prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval. The Planned Development will serve as a tool to ensure that any future use is designed to minimize any direct or indirect adverse affects.

<b>Comprehensive Plan Conformance – Neighborhood Area Policies Chapter</b>	
<b>Neighborhood:</b>	<b>Southeast Connector</b>
<b>Neighborhood Goal/Policy:</b>	
SEC-NA1.1D	<u>Mixed Use Development:</u> The proposed rezoning request, along with the companion rezoning applications, will support a balanced mix of commercial, employment and industrial uses for this area.

<b>Findings</b>	
<b>The Development Review Team recommends that the request to rezone the property from Office Commercial District to Light Industrial District be approved for the following reasons:</b>	
•	While the Employment designation identifies more office type uses, it identifies secondary uses which include retail and other supporting uses allowed within the Light Industrial District. In addition, the Future Land Use Plan identifies Heavy Industrial uses north and west of the property. Rezoning the property to Light Industrial District will create a transitional area between these future heavy industrial uses and the anticipated commercial uses east and south of the property. Based on these reasons, the requested Rezoning is in compliance with the adopted Comprehensive Plan
•	The proposed rezoning request, along with the companion rezoning applications, will provide commercial, light industrial and employment services enhancing the convenience of these types of services to the neighboring residential development(s).
•	A Planned Development Designation is currently approved for the property. Prior to issuance of a building permit, a Final Planned Development must be submitted for review and approval. The Planned Development will serve as a tool to ensure that any future use is designed to minimize any direct or indirect adverse affects.

<b>Recommendation to the Planning Commission</b>
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The Development Review Team recommends that the Rezoning request be approved.
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